



To Let

AVAILABLE NOW
Warehouse / distribution unit 2 mins
from M4 J.16

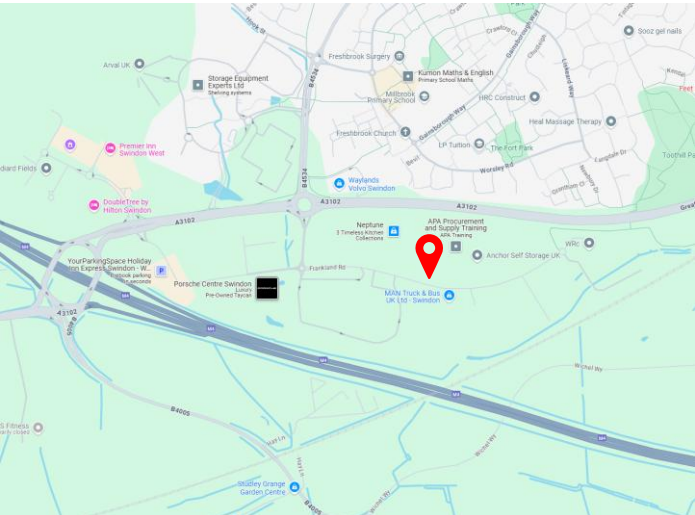
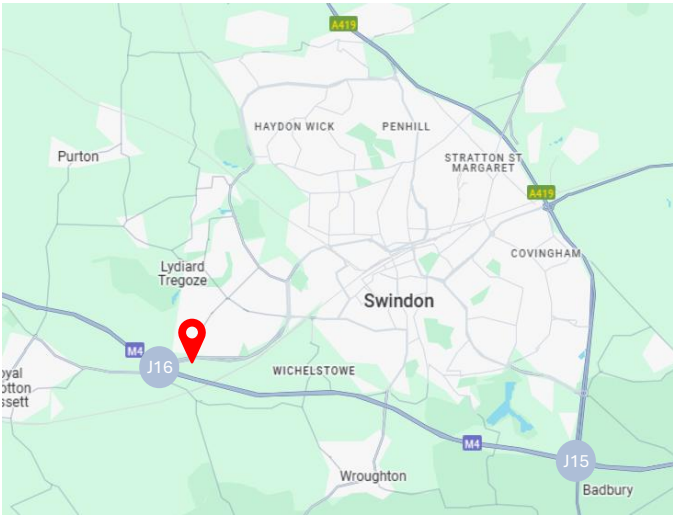
- Exceptional transport links
- Affordable warehouse accommodation
- 3x loading doors
- 24/7 onsite security
- Additional yard/open storage available
- Available now

Unit 16 Clearwater
Business Park
Swindon, SN5 8YZ

25,267 sq ft
2,347 sq m

Unit 16 Clearwater Business Park

Swindon, SN5 8YZ



Description

Unit 16 comprises an open plan storage facility providing flexible warehouse/industrial accommodation.

Internally, the property provides open plan accommodation with access being provided by 3x level loading doors and a pedestrian entrance. The minimum eaves height is 3.7m rising to 7.5m at the apex.

Externally, the unit benefits from a yard and parking area directly in front of the property.

There is also the option to lease an additional 0.5 acres of open storage/yard space elsewhere on the estate to provide additional parking.

The estate also benefits from secure gated access, 24/7 onsite security and CCTV monitoring.

Specification

- Lighting – Fluorescent strip
- Minimum Eaves Height – 3.7m rising to 7.5m
- Level Access Doors – 3
- Construction – Steel Portal Frame
- Utilities – electric. Capped water supply.

Location

Clearwater Business Park is a secure commercial estate located within the established Blagrove Industrial Estate.

The estate is excellently located being just 2 mins from M4 J.16 providing access to the east and west. It is also just 4 miles from Swindon Town Centre & Swindon Railway Station.

The estate is a hub of notable occupiers and car dealerships including MAN Truck & Bus, Ferrari, Maserati, Catalent, CHEP, Grant and Anchor Storage.

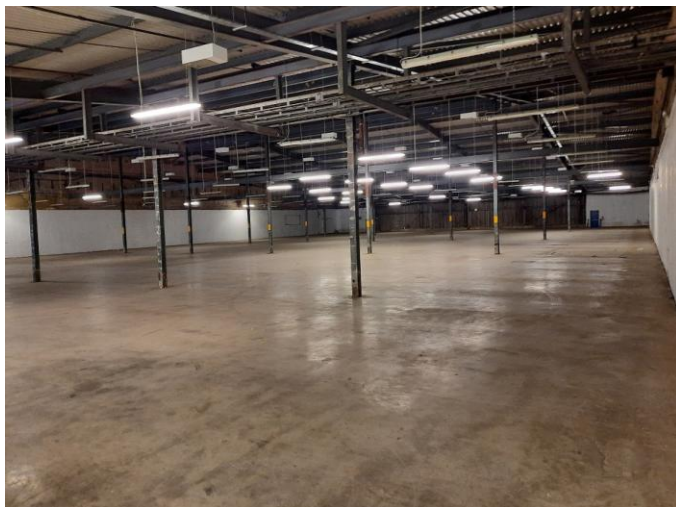
Accommodation

The property comprises the following areas:

Name	Sq ft	Sq m	Availability
Warehouse	25,267	2,347	Available
Total	25,267	2,347	

Unit 16 Clearwater Business Park

Swindon, SN5 8YZ



EPC

The property has an EPC rating of C(52)

Tenure

The unit is available on full repairing and insuring lease terms.

Rent

Quoting rent £89,000 per annum (exclusive of VAT), equating to £3.50 per sq ft.

VAT

All costs are subject to VAT where applicable

Legal Costs

The ingoing tenant is to make a contribution of £1,500+VAT towards the landlord's legal costs.

Rateable Value

The property has a rateable value of £101,000

Service Charge

A service charge is levied for the up keep of communal areas

Contacts:

Sophie Parsons

07709 507 300

Sophie.parsons@jll.com

Chris Yates

07850 658 050

Chris.Yates@jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. June 2025